

RECORD OF SURVEY
AND
MINOR SUBDIVISION
OF
**TWO CREEKS RANCHES
SUBDIVISION, PHASE II**

DEVELOPED BY
MOUNTAINS WEST RANCHES

P.O. BOX 981990
PARK CITY, UT 84098

LOCATED IN SECTION 27
TOWNSHIP 3 SOUTH, RANGE 8 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Bing Christensen, do hereby certify to Treaven J. Grant, Vice President of Mountains West Ranches, that I am a Professional Land Surveyor, and that I hold License No. 145796, as prescribed by the laws of the State of Utah, and that I have made a survey of the following described tract of land for the purpose of creating a Minor Subdivision:

PROPERTY DESCRIPTION

TOWNSHIP 3 SOUTH, RANGE 8 WEST, UTAH SPECIAL BASE AND MERIDIAN. SECTION 27: Beginning at the West Quarter Corner of said Section 27; thence South 89°57'55" East 2283.34 feet along the east-west quarter section line; thence South 48°34'00" West 682.22 feet; thence South 50°00'00" East 130.00 feet; thence North 73°13'00" East 255.00 feet; thence North 55°25'00" East 200.00 feet; thence North 68°15'00" East 76.00 feet; thence South 88°25'00" East 76.00 feet; thence South 45°47'00" East 100.00 feet; thence South 28°36'11" West 661.73 feet; thence North 79°04'00" West 302.00 feet; thence North 69°32'00" West 303.00 feet; thence North 83°54'00" West 120.00 feet; thence South 77°05'00" West 126.00 feet; thence North 74°44'00" West 60.00 feet; thence South 83°54'00" West 413.37 feet; thence South 12°30'00" East 476.12 feet to a point on the South line of the Northwest Quarter of the Southwest Quarter; thence South 89°55'54" West 1004.16 feet to the Southwest Corner of said NW1/4 of said SW1/4; thence North 0°27'20" East 1320.28 feet to the point of beginning, containing 53.618 acres.

NARRATIVE

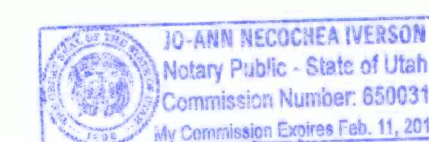
PURPOSE OF SURVEY: Set the property corners and prepare a Record of Survey and Minor Subdivision plat. BASIS OF BEARINGS: North 89°58'34" East from the Northwest Corner to the Northeast Corner of Section 27, T3S, R8W, USB&M, to match a Minor Subdivision plat prepared by Rodney Rowley, Professional Land Surveyor, Utah License No. 5561198. SURVEY FINDINGS: As shown on the plat. NOTE: This survey was performed at the request of the Treaven J. Grant. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, agreements, obligations, or restrictions of use that may or may not be recorded. The location and depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

OWNER'S ACKNOWLEDGMENT

Know all men by these presents that I, Treaven J. Grant, the undersigned, warrant ownership of the properties described above, and do hereby establish and agree upon and place the common boundaries between the individual properties as shown on this plat.

TREAVEN J. GRANT, VICE PRESIDENT OF MOUNTAINS WEST RANCHES, A J.T. GRANT CO. INC.

ACKNOWLEDGMENT



State of Utah } s.s.
County of Duchesne

On this 7 day of November, 2016, personally appeared before me, TREAVEN J. GRANT, VICE PRESIDENT OF MOUNTAINS WEST RANCHES, A J.T. GRANT CO. INC., the signer of the above OWNER'S ACKNOWLEDGMENT, who acknowledged to me that he signed it freely and voluntarily for the uses and purposes therein mentioned.
Feb 11, 2019
My commission expires.

Stephen Potter
Notary Public

DUCESNE COUNTY TREASURER

I certify that the property taxes are paid and current as of this _____ day of _____, 20____.

Stephen Potter Duchesne County Treasurer

DUCESNE COUNTY PLANNING DEPARTMENT

Approved as a Minor Subdivision this _____ day of _____, 20____,
by the Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director

DUCESNE COUNTY RECORDER

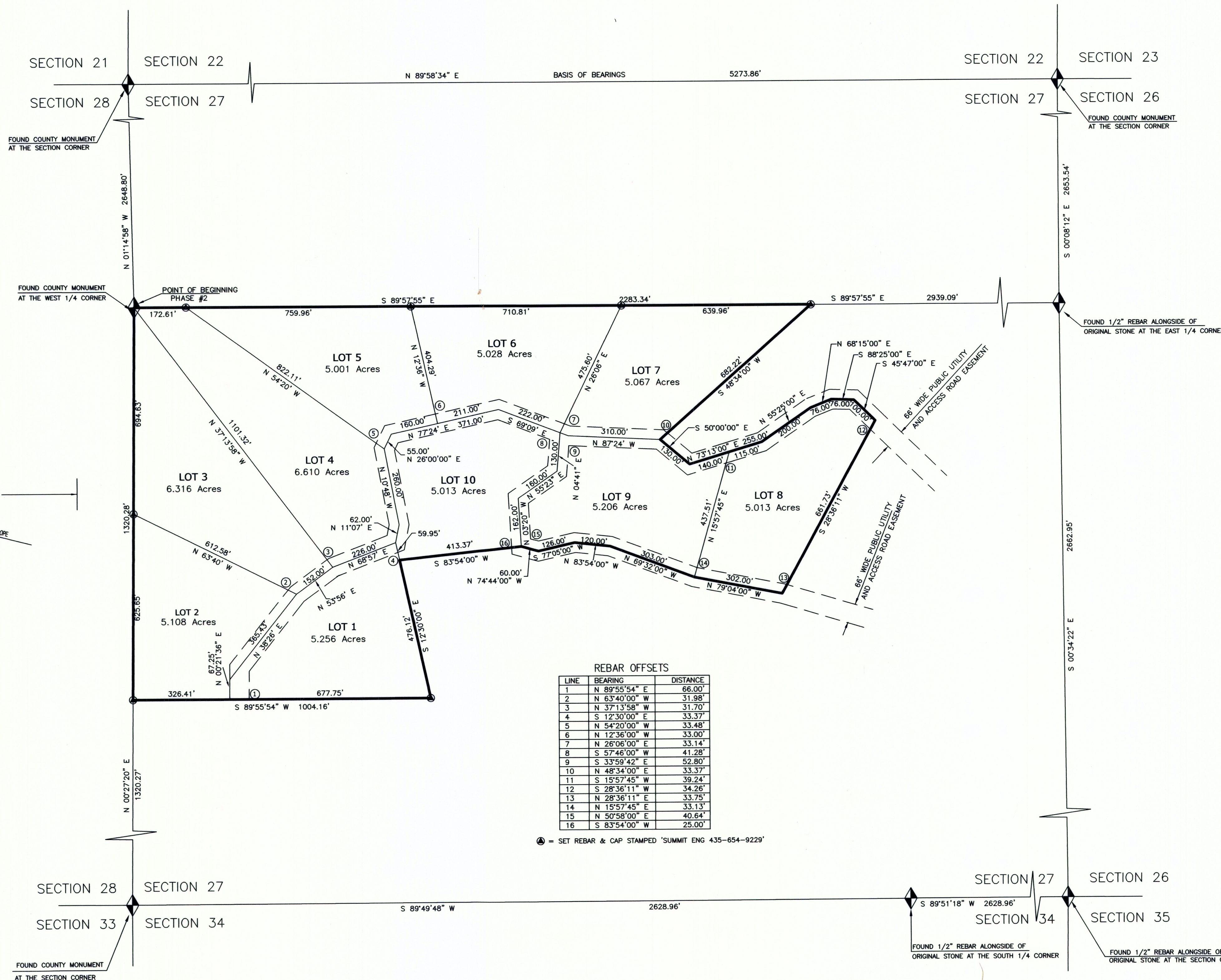
State of Utah } s.s. Entry Number _____
County of Duchesne

Filed for recording at the request of _____ on _____

this _____ day of _____, 20____.

Time _____ Book _____ Page(s) _____ Fee: _____

Shelley Brennan Duchesne County Recorder

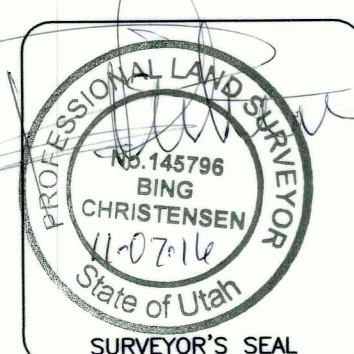


REBAR OFFSETS		
LINE	BEARING	DISTANCE
1	N 89°55'54" E	66.00'
2	N 63°40'00" W	31.18'
3	S 37°13'58" W	31.70'
4	S 12°30'00" E	33.37'
5	N 54°20'00" W	33.48'
6	N 12°36'00" W	33.00'
7	N 26°06'00" E	33.14'
8	S 57°46'00" W	41.28'
9	S 33°59'44" E	33.37'
10	N 48°34'00" E	33.37'
11	S 15°57'45" W	39.24'
12	S 28°36'11" W	34.26'
13	N 28°36'11" E	34.26'
14	N 15°57'45" E	33.37'
15	S 50°58'00" W	40.64'
16	S 83°54'00" W	25.00'

Ⓢ = SET REBAR & CAP STAMPED 'SUMMIT ENG 435-654-9229'

PLAT NOTES:

LOTS DEPICTED ON THIS PLAT ARE LOCATED IN A WILDLAND-URBAN INTERFACE AREA AND ARE SUBJECT TO A FIRE PROTECTION PLAN. CONTACT THE DUCESNE COUNTY FIRE & EMERGENCY MANAGEMENT OFFICE AT 435-602-7001 FOR INFORMATION PRIOR TO A PURCHASE OF A LOT OR CONSTRUCTION OF A BUILDING IN THIS SUBDIVISION.



(SURVEYOR'S NAME HERE)
PROFESSIONAL LAND SURVEYOR

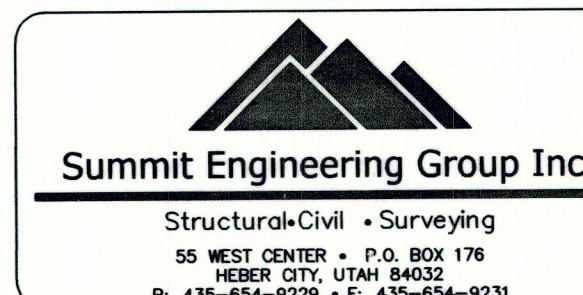
11-07-16
DATE

PROJECT L14-038	PREPARED FOR MOUNTAINS WEST RANCHES
SHEET 1	PROJECT TWO CREEKS RANCHES SUBDIVISION, PHASE II

**RECORD OF SURVEY
&
MINOR SUBDIVISION**

LOCATED IN SECTION 27
TOWNSHIP 3 SOUTH, RANGE 8 WEST,
UINTAH SPECIAL BASE AND MERIDIAN
DUCESNE COUNTY, UTAH

DRAWN BY:
KMB
REVIEWED BY:
BC
ISSUE DATE
11/07/2016



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SUMMIT ENGINEERING GROUP, INC.
DRAWING ALTERATION
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE PROFESSIONAL LAND SURVEYOR, TO ALTER ANY PART OF THIS DOCUMENT IN ANY MANNER. ANY LICENSEE WHO ALTERS THIS DOCUMENT IS REQUIRED BY LAW TO AFFIX THEIR SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE AND SPECIFIC DESCRIPTION OF THE ALTERATIONS.

County Surveyor's File # 3413